Madison Yards

Scope of Work Matrix (Turnkey)

Note: This exhibit specifies which party is responsible for performing various work items. It does not address reimbursement of costs, if any, from one party to the other. Refer to the relevant sections of the Lease regarding reimbursement.

Date: 31 Aug 2017 — Part of Landlord: Site Work, Base Building, Fitout; Tenant: FF&E

Description	Site Work	Base Building	Fitout	FF&E
Surveying				
Building pad certification, per lease requirements	X			
Building corner layout		X		
Structural layout		X		
Interior concrete floor steps, bird bath depressions and stadium risers		X		
Interior wall layout			X	
Underground / under-slab rough-in layout and slab penetrations				
Within Tenant's Work Limits		X		
Outside Tenant's Work Limits	X			
Verification of Building Floor Area, if required by Lease	**By Landlord and Tenant jointly**			
Demolition	X			
Earthwork				
Pad preparation, per lease requirements	X			
Dewatering	X			
Temporary Dewatering	X			
Permanent Dewatering	X			
Fine grading	X			
Within Tenant's Work Limits		X		
Outside Tenant's Work Limits	X			
Termite Control (if required)		X		
Theatre Walks, including without limitation theatre and plaza ramps,paving and sidewalks	X			
Within Tenant's Work Limits		X		
Outside Tenant's Work Limits	X			
Curbs	X			
Retaining Walls (if needed)	X			
Any and all necessary parking areas or modifications to parking areas, including without limitation, roadways, curbs and gutters, drive aisles, islands, crosswalks, sidewalks, drainage, lighting, striping, landscaping, etc.	X			
Theatre & Plaza Landscaping, including without limitation, hardscaping, planters, benches, street furniture, exterior lighting outside Tenant's Work Limits	X			
Concrete				
Building foundations / recessed and elevated slabs / slab-on-grade		X		
Stadium seating fill for risers and stairs			X	
Stadium seating intermediate steps			X	
Stairs – exterior exit stairs		X		
Stairs – interior exit stairs		X		
Stairs – interior non-exit stairs		X		
Bird bath depression fill			X	
Stadium stairs			X	
Auditorium acoustical slab (if required for sound installation)		X		
Mezzanine fill		X		
Rooftop equipment pads acoustical fill		X		
Concrete floors, including without limitation colored concrete, exposed aggregate concrete, terrazzo, etc., if any		X		
Blockouts and sloped slabs to area drains in concession, ice machine areas, etc.		X		
All MEP or housekeeping pads		X		
All entry canopy and signage structure foundations		X		
Roof fill		X		
Light weight insulating concrete, if any		X		

Date: 31 Aug 2017

Description	Site Work	Base Building	Fitout	FF&E
Masonry or Precast, including without limitation:				
Exterior walls or veneers, if any		X		
Interior walls or veneers, if any			X	
Steel backing and supports for, including without limitation, railings, toilet partitions, Tenant-furnished poster cases, signage, and speakers:				
In walls, partitions, or other systems under Base Building		X		
In walls, partitions, or other systems under Fitout			X	
Structural Steel, including without limitation:				
Stadium seating riser structure, raker beams			X	
Bird bath depression framing		X		
Mezzanine structure		X		
Transfer beams (if required)		X		
Roof structure		X		
Roof and mezzanine openings with supplemental framing		X		
MEP curb supports		X		
Sign structure - exterior		X		
Sign structure - interior			X	
Entry canopy structure		X		
Roof or HVAC RTU screens (if required by code)		X		
Metal grille work and structure		X		
Exit stairway framing, treads, risers, and railings		X		
Interior stairway framing, treads, risers and railings			X	
Embeds for Fitout or FF&E work, including without limitation, balcony railings		X		
Metal Bar Joist		X		
Metal Decking, including without limitation:		X		
Entry canopies and roof		X		
Miscellaneous Steel				
Header for overhead doors and rolling / sliding grilles		X		
Pipe bollards at dock / trash enclosure, if any		X		
Roof access ladders		X		
Elevator pit angles and ladder- for passenger elevator within Tenant's Facility, if any		X		
Restroom vanity support angles			X	
Exterior trash enclosure gates and bollards		X		
Auditorium wall railings			X	
Stadium seating railing			X	
Front of auditorium foot railing			X	
Lobby balcony railing, if any			X	
Steel support for atrium storefront (if required)		X		
Exterior chain link fencing, if any		X		
Exit stairway framing, treads, risers, and railings		X		
Interior stairway framing, treads, risers			X	
Embeds in concrete floors for Fitout or FF&E work, including queuing pole embeds		X		
Rough Carpentry				
Blocking or backing, including without limitation blocking for railings, toilet partitions, Tenant-furnished poster cases, LCD, LED or other electronic displays, signage, and speakers:				
In walls, partitions, or other systems under Base Building		X		
In walls, partitions, or other systems under Fitout			X	
Curbs for rooftop equipment		X		
Finish Carpentry Within Tenant's Facility, including without limitation, unless noted otherwise:			X	
Interior FRP panels			X	
Restroom counters			X	
Interior trim and moldings			X	
Miscellaneous shelving			X	
Trash enclosures / waste receptacles				X
Count room counter and pass-through window, if any			X	
Security room counter			X	

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Description	Site Work	Base Building	Fitout	FF&E
Insulation				
Exterior wall insulation (min. R-19 or as otherwise approved by Tenant)		X		
Roof insulation (min. R-30 or as otherwise approved by Tenant)		X		
Acoustical insulation meeting Tenant's criteria, including without limitation, "NC-25 Statement" per Lease. This section shall include screen wall insulation whether within or on screen walls.				
In or on roofs, slabs, walls, partitions, or other systems under Base Building		X		
In or on walls, partitions, or other systems under Fitout			X	
Fireproofing (Note: spray-applied fireproofing will not be permitted)				
Wall/Floor/Roof assemblies required to provide a code compliant base building and shell.		X		
Structural assemblies with Tenant approval of manufacturer and product		X		
Patching due to Fit out or FF&E Work			X	
Stadium risers			X	
Fireproofing penetrations shall be the responsibility of the party making the penetration (fire safing, fire caulking, etc.), if required		**By the party making the penetration.**		
Roofing, including without limitation:		X		
Building and canopy roofing		X		
Making penetrations and patching roof for penetrations, including without limitation, those made during Fitout or FF&E work		X		
Rooftop equipment screens, if any		X		
Walking pads		X		
Perform flood test on entire roof area prior to substantial completion		X		
Sound and Fire Rated roof assemblies as required by code or Tenant's acoustical requirements.		X		
Sheet Metal, including without limitation:		X		
All flashing and sheet metal		X		
Canopy architectural metal		X		
Rooftop equipment screens, if any		X		
Downspouts and guttering		X		
Counter-flashing for HVAC rooftop equipment and exhaust fans			X	
Curbs and counter flashing for other Tenant provided items such as exhaust fans				
Furnish			X	
Install		X		
Metal backing in lieu of wood blocking where required				
In walls, partitions or other systems under base building		X		
In walls, partitions or other systems under fit out			X	
Expansion control in exterior walls and floor		X		
Expansion control in interior walls			X	
Moisture Control				
Exterior moisture control		X		
Slab-on-grade treatment		X		
Water membrane in wet areas if specified. Flood test entire area prior to installation of finish flooring material.			X	
Caulking, including without limitation, a) acoustical sealant, and b) all plumbing fixtures:				
In walls, partitions, or other systems under Base Building		X		
In walls, partitions, or other systems under Fitout			X	
Doors / Frames / Hardware				
Exterior doors / hardware to Tenant's specification, including without limitation, power-assisted door(s) for wheelchair accessibility		X		
Stairwells and shaft doors / hardware to Tenant's specification		X		
Demising partitions doors and hardware to Tenant's specification		X		
Door frames fabricated to receive security devices		X		
Non-demising partitions doors and hardware within Tenant's Facility				
Specialty Doors				
Overhead doors, if any		X		
Fire-rated doors at elevator openings inside Tenant's Facility			X	

Date: 31 Aug 2017

Description	Site Work	Base Building	Fitout	FF&E
Exterior sound-rated doors and hardware, if recommended by Tenant's acoustical consultant		X		
Power operated doors for handicap access		X		
Interior rolling or sliding doors, including without limitation, security grilles		X		
Fire shutters, if any				
Fire shutters in Tenant's demising walls (if required by code)		X		
Fire shutters inside Tenant's Facility (if required by code)			X	
Glass and Glazing				
Storefront and curtain wall framing / glass or rolling grille (option by Tenant)		X		
Storefront entry doors and glazing, including power assist door for wheelchair access or rolling grille - Tenant's option		X		
Projection and view ports including optical glazing. (Tenant's closed spec.)			X	
Interior mirrors			X	
Final cleaning (inside and outside) of exterior walls, doors, storefront systems, curtain walls, etc		X		
Glazing in auditorium entrance doors			X	
Box Office framing / glass (coordinate with casework installation)			X	
E.I.F.S. / Plaster / GFRC / GFRP				
Exterior		X		
Interior			X	
Drywall and Metal Framing				
Exterior or demising wall framing, sheathing, drywall, taping, and sanding		X		
Roof screen wall framing (if required by code)		X		
Shaft and stairwells		X		
Exit corridors within Tenant's Facility required by local building authority		X		
Interior walls, bulkheads, soffits, ceilings, canopies or other elements within Tenant's Facility, including framing, sheathing, taping and sanding as applicable.			X	
Exterior walls, bulkheads, soffits, ceilings, canopies or other elements outside Tenant's Facility, including framing, sheathing, taping and sanding as applicable		X		
Box Office walls, bulkheads, soffits, and ceilings				
If within Tenant's Facility			X	
If outside Tenant's Facility		X		
Passenger and freight elevator and escalator shafts adjacent to Tenant's Facility, if any		X		
Passenger elevator shafts and soffits within Tenant's Facility, if any		X		
Roof drain or MEP enclosures, or shafts				
Other systems within Tenant's Facility			X	
Other systems outside Tenant's Facility		X		
Access panels, knock-outs, hatches, or doors, including without limitation openings for deliveries of screens:				
Within partitions, ceilings, soffits or other systems provided by Base Building- knockout locations and timing of closure and finish to be coordinated with Tenant		X		
Within partitions, ceilings, soffit, or other systems provided by Fitout			X	
Tile / Paver Tile				
Within Tenant's Facility			X	
Tile base and corner guards			X	
Waterproofing under tile			X	
Protection during construction			X	
Exterior Walls		X		
Positive slope to area drains		X	X	
Terrazzo or Polished Concrete, if any				
Within Tenant's Facility			X	
Outside Tenant's Facility		X		
Protection during construction				
Within Tenant's Work Limits			X	
Outside Tenant's Work Limits		X		
Acoustical Ceilings				
Within Tenant's Facility			X	

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Description	Site Work	Base Building	Fitout	FF&E
Note: in all cases acoustical ceilings must meet Tenant's sound transmission criteria (see "NC-25 Statement" per Lease)				
Hold down clips as indicated on plans or specifications			X	
Fire rated ceiling (If required by Code)			X	
Interior Resilient Flooring Within Tenant's Facility, including without limitation:				
Interior rubber and vinyl base			X	
VCT			X	
Sheet vinyl and trim in auditoriums			X	
Specialty flooring, sheet goods, and rubber flooring			X	
Protection during construction			X	
Painting and Wallcovering				
Exterior		X		
Interior within Tenant's Facility			X	
Touch-up, and nick and ding repair after Tenant's FF&E work. Includes final coat of paint on all auditorium wall surfaces and handrails after FF&E installation.			X	
Box Office interior and exterior			X	
Trefford wall carpeting or other wallcovering, at Tenant's option			X	
Interior exposed utilities			X	
Concrete sealer/stains (Final coat in projection area just before Turnover to Operations).			X	
Toilet Partitions / Accessories / Hand dryers			X	
Vinyl Corner Wall Guards			X	
Fire Extinguishers and Cabinets			X	
Equipment				
Projectors				
Furnish, deliver, and move into position				X
Console riser – metal with adjustable feet				X
Power: conduit, j-boxes, wiring from box to box, etc.				
Conduit from j-box to projector console				X
Conduit, j-boxes, wiring from j-boxes at projectors to j-boxes at library server rack				
Final terminations of Tenant's equipment				X
Setup and testing				X
Visqueen temporary protective sheeting				X
Central library server rack for digital projectors				X
Associated low-voltage wiring				
Conduit, j-boxes, etc.				
Wiring				X
Projector Automation and Alarm Status System				
Back boxes and panels				
Furnish				X
Install			X	
Power: conduit, j-boxes, wiring, terminations from box to box, etc.			X	
Conduit and wiring from j-box to projector console				X
Final terminations of Tenant's equipment				X
Associated low-voltage wiring				
Conduit, j-boxes, etc., unless noted otherwise			X	
Wiring, unless noted otherwise				X
Conduit and wiring from j-box to projector console				X
Visqueen temporary protection sheeting				X
Satellite dish systems (if any)				
Roof penetrations		X		
Associated low-voltage wiring				
Conduit, j-boxes, etc., unless noted otherwise			X	
Wiring				X
Furnish, deliver, install equipment				X

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Description	Site Work	Base Building	Fitout	FF&E
Workbenches and Storage Shelving				
Furnish, deliver, move into position, install, and protect				X
Screens and Frames				
Temporary scaffolding				X
Frames				X
Screens				X
Masking and drapes				X
Video or Digital Signage Systems (security, concessions, box office and auditorium times & titles signs, etc.)				
Conduit and power wiring			X	
Associated low-voltage wiring				
Conduit, j-boxes, etc.			X	
Wiring				X
Furnish, deliver, install				X
Sound Equipment				
Power: conduit, j-boxes, wiring, terminations from box to box, etc., unless noted otherwise			X	
Conduit, wiring from projection wall j-box to Tenant's sound rack				X
Audio Terminal Boards				
Furnish				X
Install			X	
Conduit, wiring, from projection wall box to tenant's sound rack				X
Associated low-voltage wiring				X
Final terminations of Tenant's equipment				X
Furnish and install equipment				X
Setup and testing				X
Visqueen temporary protective sheeting				X
Stage and Surround Speakers				
Conduit, j-boxes, etc., for speaker wire			X	
Terminal boards, and boxes:				
Furnish according to Tenant's closed spec				X
Install			X	
Speaker wire - furnish and install according to Tenant's closed spec. Contact Tom Osterman, Innovative Cinema Systems, 3639 High Road Building Two, Flower Mound, TX 75022, (855) 401-4587, tom@icinemasolutions.com			X	
Speakers - furnish speakers, mounting hardware and brackets, and temporary protection				X
Stage speakers - install				X
Surround speakers - Installation of surround speakers, brackets and blocking including scaffold and rigging and temporary protection - coordinated with the acoustical wall treatment.			X	
Wire terminations:				
For stage speakers:				
For wire between booth terminal board and screen wall terminal board			X	
For wire between screen wall terminal board and stage speakers, and between booth terminal board and sound equipment in booth				X
For surround speakers:				
For wire between booth terminal board and j-boxes in auditorium:				
At booth terminal board			X	
At surround speakers			X	
For wire between booth terminal board and sound equipment in booth				X
Text captioning or assistive listening systems				X
Box Office, Guest Services, Concessions				
Supply, delivery and installation of casework and equipment				X
Power: conduit, j-boxes, wiring, and terminations from box to chase, etc.			X	
Furnish and install electrical chase system inside of casework				X
Data: conduit and j-boxes			X	
Data: cable and terminations				X
Plumbing hookup			X	
Tile / rubber base for casework			X	
Box Office Window Intercom, if any				X

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Description	Site Work	Base Building	Fitout	FF&E
Automated Box Office ("ABO") or ATM Machines				
For locations within Tenant's premises:				
Power: conduit, j-boxes, wiring, etc.			X	
Associated low-voltage wiring				
Conduit, j-boxes, etc.			X	
Wiring				X
For theatre plaza or other exterior locations within 100' of theatre premises, if any:				
Power: conduit, j-boxes, wiring, etc.	X			
Associated low-voltage wiring				
Conduit, j-boxes, etc.	X			
Wiring				X
For other remote ABO locations, if any, provide power and phone (no conduit back to theatres)	X			
ABO or ATM equipment and final terminations				X
Concession/Kitchen Equipment				
Furnish and install				X
Kitchen exhaust hoods:				
Exhaust fans and ductwork, rated as required by code			X	
Fire rated shaft for exhaust duct vented to roof, if required by code			X	
Hoods:				
Furnish				X
Install except for Ansul system			X	
Install Ansul system only				X
Final connection to fire alarm (if required)			X	
Associated low-voltage wiring				
Conduit, j-boxes, etc.			X	
Wiring				X
Drink Systems				
Above-roof rack for mounting condensors		X		
Set condensers – drink systems				X
Refrigeration lines – drink system				X
Roof / slab penetrations for line sets and subsequent fire caulking		X		
Fire rated chase from concession support to roof curbs for refrigeration lines, if required by code			X	
Rough-in water, condensate drains, and drain lines			X	
Rough-in for syrup lines			X	
Conduit and electrical wiring			X	
Drink and Ice syrup lines installed				X
Drink equipment and Ice machines				X
Bulk CO_2 System				
Dedicated room for CO_2 tanks		X		
Bulk CO_2 fill box				
Furnish				X
Install		X		
Conduit and rough-in for CO_2 lines		X		
Penetrations in slab, floor, roof, walls, etc. and subsequent fire caulking for installation of the CO_2 line of Tenant's Facility		X		
Bulk CO_2 tanks and lines installed				X
Ice Machines				
Above-roof rack for mounting condensors (if air-cooled)			X	
Set condensers on roof (if air-cooled)				X
Refrigeration lines				X
Roof / slab penetrations for line sets and subsequent fire caulking		X		
Fire rated chase from concession support to roof curbs for refrigeration lines, if required by code			X	
Provide inlet / outlet plumbing for condenser (if water cooled)			X	
Provide chilled water to condensers (if water cooled)			X	
Conduit and electrical wiring			X	
Rough-in water and drain lines			X	
Popcorn Poppers & Grilling Station				

Date: 31 Aug 2017

Description	Site Work	Base Building	Fitout	FF&E
Furnish and install poppers, grilles, other kitchen equipment				X
Exterior Tenant Signs				
Conduit from signs to associated electrical panels			X	
Conductors, power, breakers, etc.			X	
Building-mounted exterior Tenant signs (includes electrical connections to box in close proximity to sign)				X
Monument and pylon signs on which Tenant is identified, if any	X			
Wayfinding Signage Outside Tenant's Facility				
Site signage (designed by Landlord and approved by Tenant)				
Pylon / Monument site signage (including Tenant's standard logo)	X			
Vehicular Directional / Way-finding program (including Tenant's standard logo)	X			
Pedestrian Directional / Way-finding program (including Tenant's standard logo)	X			
Mall / Development Directory program	X			
Wayfinding Signage Within Tenant's Facility				
Backing and blocking				
In walls, partitions, or other systems under Base Building		X		
In walls, partitions, or other systems under Fitout			X	
Conduit and electrical			X	
Furnish and install signs				X
Poster Cases - Interior and Exterior				
Furnish				X
Install			X	
Conduit and wiring			X	
Code-Required Interior Signage			X	
Conduit, electrical wiring, and termination			X	
Security – Keyless Locks				
Power: conduit, j-boxes, wiring, etc.			X	
Doors and frames prep'd as required, hardware other than locks themselves			X	
Locks themselves				X
Burglar System				
Power: conduit, j-boxes, wiring, etc.			X	
Associated low-voltage wiring				
Conduit, j-boxes, etc.			X	
Wiring				X
Equipment, cameras, and final connections				X
Telephone System				
Conduit, backboard, and service into Telephone Room within Tenant's Facility			X	
Power: conduit, j-boxes, wiring, etc.			X	
Phone cabling and low-voltage wiring within Tenant's Premises downstream from Telephone Room:				
Conduit and j-boxes			X	
Wiring				X
Phone system equipment				X
Aisle & Step Lighting				
Conduits, raceways, all rough-in, all line voltage wiring, low-voltage wiring from transformers to application area			X	
Transformers:				
Furnish				X
Install			X	
Aisle & step lighting				X
Make final line voltage connections			X	
Carpet				X
Carpet extrusion (for aisle lighting)				X
Carpet protection (carpet masking)				X

A1 SCOPE OF WORK MATRIX

STATE OF GEORGIA — REGISTERED ARCHITECT

SIGNATURE DATE: 05/22/18

LICKEL ARCHITECTURE
14 West 3rd Street Suite 100
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SHEET LEGEND

- G000's GENERAL INFORMATION & SCOPE OF WORK
- N100's EGRESS / ADA PLANS & DETAILS
- A100's FLOOR PLANS & CEILING PLANS
- A200's EXTERIOR & INTERIOR ELEVATIONS
- A300's BUILDING SECTIONS
- A400's ENLARGED PLANS
- A500's EXTERIOR & INTERIOR DETAILS
- A600's DOOR SCHEDULE, DOOR DETAILS, FINISH SCHEDULE, FINISH PLANS
- Q100's AUDITORIUM SIGHT LINE SECTIONS
- S's STRUCTURAL
- M's MECHANICAL
- P's PLUMBING
- E's ELECTRICAL
- WF's WAYFINDING DETAILS
- FS's CASEWORK & EQUIPMENT
- PLF's PLF AUDITORIUM

AMC MADISON YARDS 8

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ATLANTA, GA 30316

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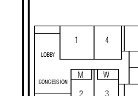
No.	Date	Description

Project Issue Date: 05/22/2018

KEY PLAN:



SHEET TITLE: SCOPE OF WORK

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